

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: East Wind Partners, LLP/East
Wind Apartments

Case #: 81-R-03

Date: September 9, 2003

Comments:

1. No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: East Wind Partners, LLP/East
Wind Apartments

Case #: 81-R-03

Date: September 9, 2003

Comments:

1. The engineer shall apply for and obtain a general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). Submit certified calculations and drawings to engineering reviewer prior to requesting final DRC authorization. Submit plans for building permit application with the license from Broward County DPEP and associated drainage calculations.
2. The property shall be abstracted for easements and other matters of title. All easements and other matters of title affecting the property shall be shown on a sketch of survey dated no later than 90 days prior to the date of submittal. The abstract of title shall be no older than 90 days and shall be referenced on the sketch of survey and supplied prior to requesting final DRC authorization.
3. Provide a report of the number of trips to be generated by this site to the planning and engineering staff (on the plans to be circulated for final DRC approval) to account for any additional trips on the Beach.
4. It appears from review of the Broward County Traffic Ways Plan that this section of S.R. A-1-A requires an eighty five (85) foot corridor width. It appears from review of the survey that additional right-of-way is required pursuant to Section 47-25.2 of the City's Ordinances. The owner shall dedicate the necessary right-of-way for conveyance to the FDOT staff prior to the issuance of the building permit.
5. Please provide engineered plans as follows for review prior to requesting final DRC authorization from the engineering department:
 - a. Paving, Grading, and Drainage (PGD) Plan
 - b. Water and Sewer Plan
 - c. Details and Specifications per City Standards, as applicable.

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6. Any construction of sidewalk, curb and gutter, or accesses which may interfere with City maintained street lights or services requires coordination with Engineering staff. A **separate engineering permit** is required prior to contractor(s) impacting existing right-of-way infrastructure.
7. Please provide typical cross-sectional views of the proposed grading around the perimeter of the entire site. These typical sections shall provide sufficient detailing of the site grading, proposed structures, landscaping, etc. which will result in the finished project (including right of way area per Engineering department standards and/or FDOT standards as applicable).
8. A portion of the four (4) parking spaces shown on plan SP-1 in the southwestern corner of the site do not appear to be entirely on site. These spaces, however, are counted toward satisfaction of the parking requirements.
9. These same parking spaces do not have twenty-four (24) feet for back out circulation area as inferred from Section 47-20.11 (geometric standards) without crossing the centerline and impacting traffic accessing Poinsettia Street. This apparently results in insufficient stacking since forty-four (44) feet is required from Seabreeze Blvd (a traffic way).
10. The two western most parking spaces in this region of the site are designed such that they require a motorist to back over an existing raised curb and gutter and drainage system inlet. This is not acceptable.
11. The architectural and engineering site plans and paving and drainage plan shall indicate the existing location of curb openings on Poinsettia Street and Seabreeze Boulevard (S.R. A-1-A) for access to the new site. These openings will be modified, if required, to coincide with the proposed drives into the project with a permit from the Florida Department of Transportation (on S.R. A-1-A) and from the City's Engineering staff for Poinsettia Street.
12. Verify with Planning staff the required sidewalk width required by Code, Comprehensive Plan, or other applicable documents for this particular region of the City, and design onto the site plan and engineering plans accordingly.
13. Dimension a typical parking space shown on site plans.
14. Indicate the width of the proposed public sidewalk shown on Sheet SP-1 and properly indicate it on all engineered plans.
15. A stop sign and bar shall be located four (4) feet within the owner's property near the public sidewalk at all access locations.

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16. A ten (10) foot sight visibility triangle shall be indicated adjacent to each access. Note that backout parking cannot be designed within these required clear triangles.
17. The internal cross movement on the site shall require a stop sign and bar for one of the directions to control free circulation through the intersection of driveways.
18. This site consists of two dead end parking zones. A turn around space is necessary pursuant to Section 47-20.5.C.4 in each of the two dead end segments.
19. Provide a photometric (lighting) plan for review in conformance with Section 47-20.14 of City Code.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: East Wind Partners, LLP/East
Wind Apartments

Case #: 81-R-03

Date: September 9, 2003

Comments:

1. Flow test required.
2. Show hydrant location
3. Show sprinkler main with DDC and FDC

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: East Wind Partners, LLP/East
Wind Apartments

Case #: 81-R-03

Date: September 9, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: East Wind Partners, LLP/East
Wind Apartments

Case #: 81-R-03

Date: September 9, 2003

Comments:

1. This site is apparently subject to “Retroactive Vehicular Use Area Landscape Requirements”. A permit for this is required within 30 days. Site modification to meet requirements for Code compliance may be required.
2. Parking is not allowed in the 25’ sight triangle at the intersection of Seabreeze and Poinsettia.

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Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: East Wind Partners, LLP/East
Wind Apartments

Case #: 81-R-03

Date: September 9, 2003

Site Plan Level IV / Expansion of a Non-conforming structure

Comments:

1. This is and expansion of a non-conforming structure, and must meet the requirements of Sec 47-12.9.B.
2. The proposed expansion exceeds the 35' height limitation for structures within 20' of the right-of-way.
3. This project is located within 20' of the right-of-way and as such must be reviewed in accordance with the requirements of a site plan level IV. A separate application and fee are required for Planning and Zoning board review.
4. Provide a table indicating the number of units, bedroom counts for each unit and parking requirements for the existing and proposed development.
5. Provide a point-by-point narrative outlining compliance with Sec 47-25.3 Design Guidelines.
6. Provide a point-by-point narrative outlining compliance with Sec 47-25.2 Adequacy.
7. Provide a table indicating the required and all proposed setbacks for the project. This table is to be indicated on the site plan as a part of the site data information area, and any request to modify the setbacks are to be noted on the site plan.
8. On all elevations indicate the various floor heights and show relationship of adjacent streets and the mass outline of all adjacent structures.
9. Provide permit records for existing fourth floor structures.
10. Respond to the DRC comments within 90 days or further review may be required.
11. Additional comments may be forthcoming at the DRC meeting.

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Division:	Police	Member:	Det. Gary J. Gorman 954-828-6421
Project Name:	East Wind Partners, LLP/East Wind Apartments	Case #:	81-R-03
Date:	September 9, 2003		

Comments:

1. Will impact resistant glass be used?
2. All lighting should conform to standards set by the IESNA (Illumination Engineers Society of North America).
3. Will there be sufficient exterior lighting for night operations?
4. All entry doors and locking devices will have sufficient security rating.
5. Will entry doors have secondary locking devices?
6. How will access to building be controlled? Will a card access system be used?
7. Will CCTV be used to monitor stairwell entry/exit, elevator lobby and parking area?
8. Exterior stairwell door should allow exit only, and should have an annunciating device to alert that the door is standing open.
9. Will an intercom system be installed to alert residents of a visitor?
10. Will an emergency contact phone be installed in the covered parking area?
11. Will this building have a perimeter security system?
12. All landscaping should allow full view of location.
13. Will there be an on-site emergency contact person?
- 14. Please submit comments in writing prior to DRC sign-off.**

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: East Wind Partners, LLP/East
Wind Apartments

Case #: 81-R-03

Date: September 9, 2003

Comments:

1. A nonconforming structure may not be enlarged or altered in any way which increases its non-conformity pursuant to section 47-3.2. An application to the Board of Adjustments for a variance to the above section is required prior to site plan level IV review.
2. Back out parking is prohibited pursuant to section 47-20.15. Dimension all parking spaces in accordance with section 47-20.11 Parking geometric standards.
3. No structure shall be constructed, remodeled or reconstructed so that any part of the structure is located within twenty (20) feet of the proposed public right of way along A-1-A or twenty (20) feet of any other right of way pursuant to section 47-12.5.A.1.
4. Provide complete floor and elevation plans.
5. Provide building height from grade pursuant to section 47-2 definitions.
6. Additional comments may be forthcoming at DRC meeting.